128.0	0001	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	824,800 / 824,800
					USE VALUE:	824,800 / 824,800
					ASSESSED:	824,800 / 824,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAKER LEEANN
Owner 2:	
Owner 3:	
Street 1:	38 ROBBINS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MURPHY CAROL LAMBERT -
Owner 2:	-
Street 1:	38 ROBBINS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1618 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5587.000	351,400	3,300	470,100	824,800
Total Card	0.128	351,400	3,300	470,100	824,800
Total Parcel	0.128	351,400	3,300	470,100	824,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 509.77 /Parcel: 509.77

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

82662

GIS Ref

GIS Ref

Insp Date

02/24/18

!9987!

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	351,400	3300	5,587.	470,100	824,800		Year end	12/23/2021
2021	101	FV	341,600	3300	5,587.	470,100	815,000		Year End Roll	12/10/2020
2020	101	FV	341,700	3300	5,587.	470,100	815,100	815,100	Year End Roll	12/18/2019
2019	101	FV	257,600	3300	5,587.	440,700	701,600	701,600	Year End Roll	1/3/2019
2018	101	FV	257,600	3300	5,587.	364,300	625,200	625,200	Year End Roll	12/20/2017
2017	101	FV	257,600	3300	5,587.	334,900	595,800	595,800	Year End Roll	1/3/2017
2016	101	FV	257,600	3300	5,587.	305,600	566,500	566,500	Year End	1/4/2016
2015	101	FV	243,900	3300	5,587.	299,700	546,900	546,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:54:26

LAST REV

Date	Time
03/27/18	08:49:23

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9987

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY CAROL LA	1346-90		11/2/2007		539,700	No	No		
	1038-66		11/1/1987		20,000	No	No		A

USER DEFINED

Prior Id # 1:	82662
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2013	1846	Manual	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
2/6/2014	Info Fm Prmt	EMK	Ellen K
12/19/2008	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
12/6/1999	Meas/Inspect	243	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5587		Sq. Ft.	Site		0	80.	1.05	9									470,090						470,100	

Total AC/HA:	0.12826	Total SF/SM:	5587	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	470,090	Spl Credit		Total:	470,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29894924
Const Adj.:	0.97951680
Adj $ / SQ:	171.766
Other Features:	98750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	431694
Depreciation:	80295
Depreciated Total:	351399

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

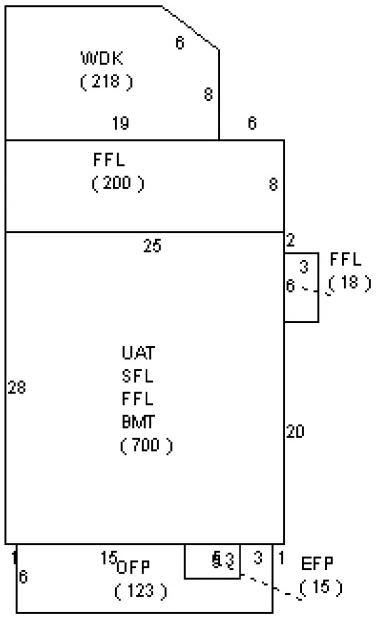
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.77
Special Features:	0	Val/Su Net:	123.34
Final Total:	351400	Val/Su SzAd	217.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	918	171.770	157,681
BMT	Basement	700	51.530	36,071
SFL	Second Floor	700	171.770	120,236
WDK	Deck	218	10.370	2,261
UAT	Upper Attic	175	68.710	12,024
OFP	Open Porch	123	29.300	3,604
EFP	Enclos Porch	15	71.110	1,067

	Net Sketched Area:	2,849		Total:	332,944
Size Ad	1618	Gross Area	3374	FinArea	1618

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1925	27.50	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300

IMAGE

AssessPro Patriot Properties, Inc